CENTRAL AREA PARKING AND LOADING
BY-LAW

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JANUARY 1983

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P.C. Harris

January 17, 1983

To: Land Use Committee

Subject: Central Area Parking and Loading By-law

Origin: Clause 20 of Buildings and Development Report No. 19, as amended and adopted by Council at its meeting on September 29 and October 1, 1980. (c061uc83027:35)

Comments:

This matter last came before the Land Use Committee on March 8, 1982 and it was deferred so that various changes recommended by the Commissioner of Buildings and Inspections and the Commissioner of Public Works to the draft by-law implementing the parking and loading study could be implemented. The changes requested by the Commissioner of Buildings and Inspections, to the extent that they have been agreed upon by the Commissioner of Planning and Development and the Commissioner of Public Works, have been incorporated in the attached Draft By-law (1). Draft By-law (2) has the effect of repealing By-law No. 241-79, which has the effect of requiring parking facilities for certain uses within that portion of the City formerly exempt from the necessity of providing parking. The Commissioner of Buildings and Inspections has advised that By-law 241-79 can be repealed since it does not affect any permits issued after the enactment of the by-law. Draft By-law (3) amends By-law 242-79, the by-law which imposes loading requirements on office buildings within the Central Area. The Commissioner of Buildings and Inspections has been requested to provide me with a list of properties in respect of which By-law 242-79 should continue to apply.

I have discussed with the Commissioner of Public Works the effect of Draft By-law (1) on those developments in the City that are presently governed by site specific by-laws. We are of the view that the Commissioner of Planning and Development, in consultation with the Commissioner of Public Works and myself, should report further after examining the implications of Draft By-law (1) on these developments. His report may entail further amendments to Draft By-law (1).

RECOMMENDATIONS:

1. That the Commissioner of Buildings and Inspections report on a list of properties to be inserted in draft by-law (3).

2. That the Commissioner of Planning and Development examine in consultation with the Commissioner of Public Works and the City Solicitor developments governed by site specific by-laws and consider and report on the implications of the proposed by-law dealing with parking and loading in the Central Area on such by-laws prior to the draft by-laws attached hereto being recommended to Council.

City Solicitor.

PCH/ol

Encls.

DRAFT BY-LAW (1)

NO. A BY-LAW

To amend By-law No. 20623 to prescribe parking and loading requirements for uses in a portion of the Central Area.

(Passed , 1983.)

The Council of The Corporation of the City of Toronto enacts as follows:

1. Paragraph (f) of subsection (13) of Section 4 of By-law No. 20623, being "A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", is deleted and the following substituted therefor, namely:

"(f) The provisions of this subsection shall not apply to the owner or occupant of any building or structure to be erected or used in the following area, namely:

(Insert description of portion of Central Area, designated "Boundary of the 'Central Area' as used in this report", shown on Figure 1 in reports of Commissioner of Planning and Development and Commissioner of Public Works dated February 18, 1980 and July 15, 1980)".

2. Section 4 of the aforesaid By-law No. 20623 is amended by inserting after subsection (13) subsection (13a), as follows:

"(13a) (1) The provisions of this subsection shall apply to the owner or occupant of any building or structure to be erected or used in the following area, namely:

(description of same area referred to in 4(13)(f), above, to be inserted).

(2) Subject to paragraphs (3) to (13), inclusive, the owner or occupant of every building or structure or one or more portions thereof to be erected or used for any purpose listed in the column entitled "Type of Use" shown in Schedule 1 hereinafter set forth shall provide and maintain motor vehicle parking facilities at least to the extent of the number of parking spaces in respect of each purpose as is

Required" shown in the aforesaid Schedule 1, but no person shall provide or maintain motor vehicle parking facilities containing a greater number of parking spaces than that set out opposite such purpose in the column entitled "Maximum Permitted".

(3) (i) In every case in which one or more parking spaces are required to be provided and maintained pursuant to paragraph (2) in respect of a building or structure or one or more portions thereof to be erected or used for more than one of the purposes listed in the column of Schedule 1 entitled "Type of Use", the minimum number of parking spaces which shall be provided and maintained in respect of the entire building or structure shall be the greatest of the aggregate gross minimum numbers of parking spaces for the morning, afternoon and evening periods determined in accordance with sub-paragraph (ii) of this paragraph.

(ii) For the purposes of sub-paragraph (i), in determining the greatest of the aggregate gross minimum numbers of parking spaces for the morning, afternoon and evening periods, the following rules shall be applied:

(a) the minimum number of parking spaces which are to be provided and maintained in respect of each purpose for which each portion of the building or structure in question is to be erected or used shall be determined by identifying each of such purposes in the column entitled "Type of Use" shown on the aforesaid Schedule 1, then by ascertaining the minimum number of parking spaces for each of such purposes from the column entitled "Minimum Required" shown on the aforesaid Schedule 1, and the minimum numbers of parking spaces so determined are the gross minimum numbers of parking spaces to be provided and maintained in respect of each of such purposes;

(b) the occupancy rates for each of the purposes referred to in clause (a) for the morning, afternoon and evening periods, respectively, shall be ascertained from the column entitled "Occupancy Rate" shown on the aforesaid Schedule 1, and the gross minimum numbers of parking spaces to be

provided and maintained in respect of each of the purposes for the building or structure in question determined pursuant to clause (a) shall be multiplied by the applicable occupancy rates to produce the gross minimum numbers of parking spaces for each of such purposes for the morning, afternoon and evening periods, respectively;

(c) the gross minimum numbers of parking spaces for each of the purposes referred to in clause (a), for each of the morning, afternoon and evening periods, respectively, shall be added to produce the aggregate gross minimum numbers of parking spaces for the building or structure to be erected or used for each of the morning, afternoon and evening periods, respectively; and

(d) the greatest of the aggregate gross minimum numbers of parking spaces for the morning, afternoon or evening periods shall be determined.

(iii) Where the purpose or purposes for which a building or structure under sub-paragraph (i) is proposed to be used includes dwelling accommodation in respect of which Schedule 1 requires residents' parking, the lesser of

(a) the number of parking spaces resulting from the application of sub-paragraph (i) or,

(b) the number of residents' parking spaces involved in the calculation of parking in respect of the proposed use of the building or structure under sub-paragraph (i),

shall be provided and maintained solely for such dwelling accommodation and designated as such by one or more clearly visible signs.

(4) (i) In every case in which one or more parking spaces are required to be provided and maintained pursuant to paragraph (2) in respect of a building or structure or one or more portions thereof to be erected or used for more than one of the purposes listed in the column

entitled "Type of Use" shown on the aforesaid Schedule 1, the maximum number of parking spaces which may be provided and maintained in respect of the entire building or structure shall be the greatest of the aggregate gross maximum numbers of parking spaces for the morning, afternoon and evening periods determined in accordance with sub-paragraph (ii) of this paragraph.

(ii) For the purposes of sub-paragraph (i), in determining the greatest of the aggregate gross maximum numbers of parking spaces for the morning, afternoon and evening periods, the following rules shall be applied:

(a) the maximum numbers of parking spaces which are to be provided and maintained in respect of each purpose for which each portion of the building or structure in question is to be erected or used shall be determined by identifying each of such purposes in the column entitled "Type of Use" shown on the aforesaid Schedule 1, then by ascertaining the maximum numbers of parking spaces for each of such purposes from the column entitled "Maximum Permitted" shown on the aforesaid Schedule 1, and the maximum numbers of parking spaces so determined are the gross maximum numbers of parking spaces to be provided and maintained in respect of each of such purposes;

(b) the occupancy rates for each of the purposes referred to in paragraph (a) for the morning, afternoon and evening periods, respectively, shall be ascertained from the column entitled "Occupancy Rate" shown on the aforesaid Schedule 1, and the gross maximum numbers of parking spaces to be provided and maintained in respect of each of the purposes for the building or structure in question determined pursuant to paragraph (a) shall be multiplied by the applicable occupancy rates to produce the gross maximum numbers of parking spaces for each of such purposes for the morning, afternoon and evening periods, respectively;

(c) the gross maximum numbers of parking spaces for each of the purposes referred to in paragraph (a), for each of the morning, afternoon and evening periods, respectively, shall be added to produce the aggregate gross maximum numbers of parking spaces for the building or structure to be erected or used for each of the morning, afternoon and evening periods, respectively; and

(d) the greatest of the aggregate gross maximum numbers of parking spaces for the morning, afternoon and evening periods shall be determined.

(5) None of the provisions of this subsection shall apply to require the owner or occupant of a building or structure lawfully erected prior to (the date of passing of this by-law), or which may be lawfully erected pursuant to a building permit issued prior to such date, to provide motor vehicle parking facilities in respect of the use of the building for a non-residential purpose which is different from the use of the building prior to such date, provided

(i) the first storey of the building at, above or below grade on the aforesaid date occupied or could have occupied pursuant to the aforesaid permit more than 75 per cent of the area of the lot; and

(ii) the number of parking spaces legally required or actually provided or to be provided pursuant to the aforesaid permit (whichever is the greater) in respect of the building or structure before the change in use or erection of the addition, as the case may be, is maintained, subject to a maximum number of parking spaces equal to the maximum permitted by this subsection.

(6) The parking spaces required by this subsection shall be provided and maintained in the type of parking facility applicable to the purpose or purposes for which the building or structure is to be erected or used, such parking facility being prescribed in the column of Schedule 1 entitled "Type of Parking Facility".

(7) Where the calculation of the number of parking spaces required to be provided and maintained by this subsection results either in a fraction of a parking space, or in a whole number of parking spaces and a fraction of a parking space, such fraction if equal to or greater than 0.5 shall be taken to be 1.0 and added to the whole number of the parking spaces required to be provided and maintained, and if such fraction is less than 0.5 it shall be excluded from the determination of the number of parking spaces which are required to be provided and maintained in respect of the building or structure to be erected or used.

(8) The visitors' parking spaces required to be provided and maintained pursuant to this subsection in respect of a building to be erected or used for residential purposes only shall be reserved at all times for visitors to the building and shall be individually designated by means of clearly visible signs as being for the exclusive use of visitors to the building, and all driveways or passageways leading from the street to visitors' parking facilities shall have the way there designated by means of clearly visible signs.

(9) Ingress and egress to and from parking facilities required by this subsection shall be provided by a sufficient number of adequate, unobstructed driveways or passageways.

(10) For the purposes of this subsection, the expression "parking space" has the same meaning as provided in paragraph (a) of subsection (13) of this Section.

(11) Where land, buildings or structures are to be erected or used for a purpose (the "subordinate purpose") which is normally incidental, subordinate and devoted to another purpose (the "principal purpose") for which such lands, buildings or structures are to be erected or used, the subordinate purpose shall be deemed to be part of the principal purpose.

(12) Notwithstanding the foregoing provisions of this subsection, none of such provisions shall apply to require motor vehicle parking facilities in respect of any use set out in the column of Schedule 1 entitled "Type of Use" commencing with a retail store to and including a variety or smoke shop if such use is located in a building having a non-

residential gross floor area not exceeding 1.0 times the area of the lot.

(13) Notwithstanding any other provision of this by-law, no person shall, within the area described in this subsection, use any land, or erect or use any building or structure, for the purpose of a parking lot or private commercial garage, but this paragraph shall not apply

(a) to prevent a charge being made for the use of parking spaces which are provided solely for the purpose of complying with the other requirements of this subsection, provided charging for such parking is permitted by other provisions of this by-law in the district in which such parking is located; or

(b) to prevent a parking lot in a CR district, provided such parking lot is a surface parking facility only; or

(c) notwithstanding sub-paragraph (b), to prevent the use for the purpose of a parking lot or private commercial garage of parking spaces in excess of the maximum number of parking spaces permitted by this subsection in a building lawfully erected on (the date of passing of this by-law) or in a building lawfully erected pursuant to a permit issued prior to such date.

SCHEDULE 1

PARKING REQUIREMENTS					LOADING REQUIREMENTS	
Type of Use	Type of Parking Facility	Minimum Required	Maximum Permitted	Occupancy Rate	Size of Building	Number of Loading Spaces Required
a dwelling unit in a building containing no more than 6 dwelling units;	in a private garage, a garage in the basement of the building or a parking station, on the same lot as the building;	Residents' Parking: 1 parking space for each dwelling unit contained therein;	N/A	Residents' Parking: - morning: 100% - afternoon: 100% - evening: 100% Visitors' Parking: - morning: 0% - afternoon: 35% - evening: 100%	TABLE 1	
a dwelling unit in a building containing more than 6 dwelling units;	in a garage in the basement of the building or in a garage or parking station, on the same lot as the building;	Residents' Parking: 0.3 parking space for each bachelor dwelling unit, 0.5 parking space for each one-bedroom dwelling unit, 0.75 parking space for each two-bedroom dwelling unit and 1.20 parking space for each three or more bedroom dwelling unit contained therein; Visitors' Parking: 0.06 parking space for every dwelling unit contained therein;	N/A		30 or more dwelling units	1 loading space - Type G
senior citizens housing;	in a garage in the basement of the building or in a garage or parking station, on the same lot as the building;	Residents' Parking: 0.05 parking space for each bachelor dwelling unit and 0.1 parking space for each one-bedroom dwelling unit contained therein; Visitors' Parking: 0.02 parking space for every dwelling unit contained therein;	N/A			
single persons housing;	in a garage in the basement of the building or in a garage or parking station, on the same lot as the building;	Residents' Parking: 0.3 parking space for each dwelling unit contained therein; Visitors' Parking: 0.06 parking space for every dwelling unit contained therein;	N/A			

SCHEDULE 1 (Continued)

PARKING REQUIREMENTS					LOADING REQUIREMENTS	
Type of Use	Type of Parking Facility	Minimum Required	Maximum Permitted	Occupancy Rate	Size of Building	Number of Loading Spaces Required
assisted housing;	in a garage in the basement of the building or in a garage or parking station, on the same lot as the building;	Residents' Parking: 0.3 parking space for each bachelor dwelling unit and 0.5 parking space for each one or more bedroom dwelling unit contained therein; Visitors' Parking: 0.06 parking space for every dwelling unit contained therein;	N/A			
a hostel; a residence owned or controlled by the Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., or Y.W.H.A.; one or more dwelling rooms in a mixed-use building;	in a garage in the basement of the building or in a garage or parking station, on the same lot as the building;	Residents' Parking: one parking space for each 6 bedrooms or dwelling rooms, or fraction equal to or greater than one-half thereof, contained therein;	N/A			
a boarding or lodging house; a converted dwelling and lodging house;	in a private garage or on the same lot as the building or in a parking station on the same lot as the building;	Residents' Parking: one parking space for each 3 boarding or lodging rooms or fraction thereof in excess of 3; 1 parking space for each 2 dwelling units or fraction thereof;	N/A			
a converted dwelling house;	in a private garage or on the same lot as the building or in a parking station on the same lot as the building;	Residents' Parking: one parking space for the first dwelling unit where such parking space existed on the lot prior to conversion, plus one parking space for each dwelling unit in excess of the first two dwelling units;	N/A			

PARKING REQUIREMENTS					LOADING REQUIREMENTS	
Type of Use	Type of Parking Facility	Minimum Required	Maximum Permitted	Occupancy Rate	Range of Total Floor Area (square metres)	Number of Loading Spaces Required
an office building or a portion of a building used for any office purpose other than a government office; a business office; a charitable institution; a film exchange;	on the same lot as the building;	one parking space for each 300 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 135 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 100% afternoon: 60% evening: 0%	TABLE 2	
a government office;	on the same lot as the building;	one parking space for each 75 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 65 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 100% afternoon: 75% evening: 0%		
a medical/dental office; a clinic;	on the same lot as the building;	one parking space for each 300 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 30 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 100% afternoon: 100% evening: 50%		
a retail store; an artist's or photographer's studio; an auctioneer's premises; a bake-shop; a book store; a box lunch shop; a branch of a bank or financial institution; a butcher shop; a caterer's shop; a custom workshop; a delicatessen shop; a dressmaker's shop; a dry cleaner's distributing station; a dry-cleaning establishment; a dry-cleaning shop; a duplicating shop; a florist shop; a hardware shop; a laundry shop; a locksmith's or gunsmith's shop; a	on the same lot as the building;	one parking space for each 100 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 25 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 20% afternoon: 100% evening: 100%	TABLE 3	

TABLE 2

Range of Total Floor Area (square metres)	Type B	Type C
Less than 500	nil	nil
500- 999	1	nil
1 000- 1 999	1	1
2 000- 3 999	1	2
4 000- 27 999	2	2
28 000- 51 999	2	3
52 000- 75 999	3	3
76 000- 99 999	3	4
100 000-123 999	4	4
124 000-147 999	4	5
148 000-171 999	5	5
172 000-195 999	5	6
196 000-219 999	6	6
220 000-244 000	6	7
over 244 000	6	7

TABLE 3

Range of Total Floor Area (square metres)	Type A	Type B	Type C
Less than 500	nil	nil	nil
500- 999	nil	1	nil
1 000- 4 999	nil	2	nil
5 000- 9 999	nil	3	nil
10 000- 19 999	1	3	nil
20 000- 29 999	1	3	1
30 000- 39 999	1	4	1
40 000- 49 999	1	4	2
50 000- 59 999	1	5	2
60 000- 69 999	1	5	3
70 000- 79 999	1	6	3
80 000- 89 999	1	6	4
90 000- 99 999	1	7	4
100 000-109 999	2	7	4
110 000-119 999	2	8	4
120 000-129 999	2	8	5
130 000-139 999	2	9	5
140 000-150 000	2	9	6
over 150 000	2	9	6

PARKING REQUIREMENTS					LOADING REQUIREMENTS	
Type of Use	Type of Parking Facility	Minimum Required	Maximum Permitted	Occupancy Rate	Range of Total Floor Area (square metres)	Number of Loading Spaces Required
massage establishment; a news-stand; a pawnbroker's shop; a personal grooming establishment; a pet shop; a pharmacy; a photographer's shop; a real estate sales office; a retail outlet ancillary to industry; a second-hand shop; a service or repair shop; a shoe repair shop; a spotting and stain removing establishment; a tailor's shop; a taxidermist's shop; a travel agent; an undertaker's establishment; an upholsterer's shop; a variety or smoke shop;						
an automobile showroom;	on the same lot as the building;	one parking space for each 100 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 65 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 100% afternoon: 100% evening: 100%		
a department store;	on the same lot as the building;	one parking space for each 150 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 100 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 20% afternoon: 100% evening: 100%		
an eating establishment; a tavern or public house; a cocktail bar; a nightclub; a wine bar; a beer parlour;	N/A	N/A	N/A	N/A		
a hotel	on the same lot as the building;	one parking space for each 150 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 100 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 80% afternoon: 75% evening: 100%		

SCHEDULE 1 (Continued)

PARKING REQUIREMENTS					LOADING REQUIREMENTS	
Type of Use	Type of Parking Facility	Minimum Required	Maximum Permitted	Occupancy Rate	Range of Total Floor Area (square metres)	Number of Loading Spaces Required
a grocery shop; a groceteria; a supermarket;	on the same lot as the building;	one parking space for each 100 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 20 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 20% afternoon: 100% evening: 100%	TABLE 4	
						Type A / Type B
					Less than 100	nil / nil
					100- 499	nil / 1
					500- 999	nil / 2
					1 000- 1 499	1 / 2
					1 500- 2 000	1 / 3
					over 2 000	1 / 3
a public school other than a college or university; a private academic, religious or philanthropic school; a trade school; a nursery school;	on the same lot as the building;	one parking space for each 850 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 700 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 100% afternoon: 100% evening: 0%	TABLE 5	
					Less than 500	nil
					500-19 999	1 Type B space
					20 000-40 000	2 Type B spaces
					over 40 000	2 Type B spaces
a church;	on the same lot as the building;	three parking spaces for every 40 seats, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for every 5 seats, or fraction equal to or greater than one-half thereof, contained therein;	morning: 0% afternoon: 0% evening: 100%		
a courthouse;	on the same lot as the building;	one parking space for each 100 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 75 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 100% afternoon: 100% evening: 0%		
an armoury or drill hall; a defence project; a fire hall; a police station;	on the same lot as the building;	one parking space for each 450 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 100 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 100% afternoon: 100% evening: 100%		

SCHEDULE 1 (Continued)

PARKING REQUIREMENTS					LOADING REQUIREMENTS	
Type of Use	Type of Parking Facility	Minimum Required	Maximum Permitted	Occupancy Rate	Range of Total Floor Area (square metres)	Number of Loading Spaces Required
a postal station; a postal sorting station;	on the same lot as the building;	one parking space for each 110 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 75 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 100% afternoon: 100% evening: 0%		
an adult movie arcade; an adult physical culture establishment; a billiard or pool room; a bowling alley; a club; a community centre; an ice or roller skating rink; a non-residential facility of the Y.M.C.A., Y.W.C.A., Y.M.H.A. or Y.W.H.A.; a private art gallery; a public art gallery; a public hall for use principally for one or more of the following: lectures, fraternal, charitable or social organizations, art exhibits, displays or performances of a cultural nature, banquets or receptions; a public library, a public museum; a union hall;	on the same lot as the building;	one parking space for each 175 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 75 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 25% afternoon: 100% evening: 100%		
a place of assembly;	on the same lot as the building;	one parking space for every 5 seats, or fraction greater than one-half thereof, contained therein;	one parking space for every 3 seats or fraction greater than one-half thereof; contained therein;	morning: 0% afternoon: 25% evening: 100%		

SCHEDULE 1 (Continued)

Type of Use	PARKING REQUIREMENTS				LOADING REQUIREMENTS	
	Type of Parking Facility	Minimum Required	Maximum Permitted	Occupancy Rate	Range of Total Floor Area (square metres)	Number of Loading Spaces Required
an animal hospital; a clinic, treatment centre, research centre, or hospital operated by the Alcoholism and Drug Addiction Research Foundation; a community health centre; a crisis care facility; a day nursery; a home for the aged; a nursing home, convalescent home or rest home; a private hospital; a psychiatric hospital; a public hospital; a residential care facility;	on the same lot as the building;	one parking space for each 250 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 125 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 100% afternoon: 100% evening: 100%	TABLE 6	
						Type A / Type B / Type C
					Less than 500	nil / nil / nil
					500- 1 999	nil / nil / 1
					2 000- 18 499	nil / 1 / 1
					18 500- 34 999	1 / 1 / 1
					35 000- 51 499	1 / 1 / 2
					51 500- 67 999	1 / 2 / 2
					68 000- 84 499	1 / 3 / 2
					84 500-100 999	1 / 4 / 2
					101 000-117 499	1 / 5 / 2
					117 500-133 999	1 / 6 / 2
					134 000-150 499	1 / 6 / 3
					150 500-166 999	1 / 7 / 3
					167 000-183 499	1 / 8 / 3
					183 500-200 000	1 / 9 / 3
					over 200 000	1 / 9 / 3
a manufacturing firm; a blacksmith's shop; a bookbinder's shop; a builders' supply yard; a carpenter's shop; a carpet cleaning establishment; a commercial welder's shop; a contractor's shop, Class A; a contractor's shop, Class B; a courier service; a data processing establishment; a film or recording studio; an industrial catering service; an industrial computer service; a laboratory, Class A; a laboratory, Class B; a machine laundry; a	on the same lot as the building;	one parking space for each 100 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 65 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 100% afternoon: 100% evening: 100%	TABLE 7	Square Metres of Loading Area Required
					Less than 100	nil
					100- 999	21.0
					1 000- 4 999	59.5
					5 000- 8 499	119.0
					8 500-16 999	178.5
					17 000-25 499	217.0
					25 500-33 999	276.5
					34 000-42 500	315.0
					over 42 500 square metres for each 10 000 square metres additional total floor area but not for any fraction thereof	21.0

PARKING REQUIREMENTS					LOADING REQUIREMENTS	
Type of Use	Type of Parking Facility	Minimum Required	Maximum Permitted	Occupancy Rate	Range of Total Floor Area (square metres)	Square Metres of Loading Area Required
salvage shop; a security service and equipment business; a tinsmith's shop; a workshop or equipment yard of a decorator, interior decorator, display designer, or sign erector;						
Any of the following uses in that part of the Central Industrial District within the area described in paragraphs 13B(1) and 14B(1) of this section:						
a manufacturing firm; a blacksmith's shop; a bookbinder's shop; a builders' supply yard; a carpenter's shop; a carpet cleaning establishment; a commercial welder's shop; a contractor's shop, Class A; a contractor's shop, Class B; a courier service; a data processing establishment; a film or recording studio; an industrial catering service; an industrial computer service; a laboratory, Class A; a laboratory, Class B; a machine laundry; a salvage shop; a security service and equipment business; a tinsmith's shop; a workshop or equipment yard of a decorator, interior decorator, display designer, or sign erector;	on the same lot as the building;	one parking space for each 200 square metres of total floor area, or fraction equal to or greater than one-half thereof, contained therein;				

SCHEDULE 1 (Continued)

PARKING REQUIREMENTS					LOADING REQUIREMENTS	
Type of Use	Type of Parking Facility	Minimum Required	Maximum Permitted	Occupancy Rate	Range of Total Floor Area (square metres)	Square Metres of Loading Area Required
a wholesaling or warehousing firm; a sample or showroom, a bus station, a cartage, express or truck transport yard or terminal; a commercial stable, a contractor's yard; a railway service and repair yard; a railway station; a City Yard, Class A; a City Yard, Class B; a sewage disposal plant, public incinerator or refuse destructor; an airport an airfield; a pumping station; a waterworks; a public harbour works, including public wharves; a generating station;	on the same lot as the building	one parking space for each 400 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	one parking space for each 100 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;	morning: 100% afternoon: 100% evening: 0%	TABLE 8	
					Less than 100	nil
					100- 999	38.5
					1 000- 2 999	59.5
					3 000- 6 499	119.0
					6,500- 9 999	157.5
					10 000-13 499	178.5
					13 000-16 999	238.0
					17 000-20 499	276.5
					20 500-23 999	336.0
					24 000-27 499	374.5
					27 500-30 999	434.0
					31 000-34 499	472.5
					34 500-37 999	532.0
					38 000-41 499	570.5
					41 500-44 999	630.0
					45 000-48 499	668.5
					48 500-52 000	728.0
					over 52 000 square metres, for each 10 000 square metres additional total floor area but not for any fraction thereof.	38.5
Any of the following uses in that part of the Central Industrial District within the area described in paragraphs 13B(1) and 14B(1) of this section: a wholesaling or warehousing firm; a sample or showroom, a bus station, a cartage, express or truck transport yard or terminal; a commercial stable, a contractor's yard; a railway service and repair yard; a railway station; a City Yard, Class A; a City Yard, Class B; a sewage disposal plant, public incinerator or refuse destructor; an airport; an airfield, a pumping station; a waterworks; a public harbour works, including public wharves; a generating station;	on the same lot as the building	one parking space for each 600 square metres of net floor area, or fraction equal to or greater than one-half thereof, contained therein;				

3. Subsection (14) of Section 4 of the aforesaid By-law No. 20623 is amended by adding thereto paragraph (c), as follows:

"(c) The provisions of this subsection shall not apply to the owner or occupant of any building or structure to be erected or used in the following area, namely:

(Insert description of portion of Central Area designated "Boundary of the 'Central Area' as used in the report", shown on Figure 1 in reports of Commissioner of Planning and Development and Commissioner of Public Works dated February 18, 1980 and July 15, 1980)."

4. Section 4 of the aforesaid By-law No. 20623 is amended by inserting after subsection (14a) subsection (14b), as follows:

"(14b) (1) The provisions of this subsection shall apply to the owner or occupant of any building or structure to be erected or used in the following area, namely:

(description of same area referred to in 4(14)(c), above, to be inserted).

(2) Subject to paragraphs (3) to (7), inclusive, the owner or occupant of every building or structure to be erected or used on a lot equal to or greater than 1,000 square metres in area for any one or more of the purposes listed in the column entitled "Type of Use" of Schedule 1 appearing at the end of subsection (13a) shall provide and maintain within such building or structure or on the lot, on land that is not part of a highway, laneway or driveway, loading facilities comprising the number and type of loading spaces, or loading areas, as the case may be, at least to the extent prescribed in respect of such purpose or purposes in the column entitled "Number of Loading Spaces Required", or in the column entitled "Square Metres of Loading Area Required", as the case may be, provided that any loading area required in respect of a purpose or purposes to which either Table 7 or Table 8 of Schedule 1 is applicable shall have a minimum width of 3.5 metres.

(3) Where only one of Tables 1 to 8, inclusive, shown on the aforesaid Schedule 1 applies in respect of all of the purposes for a building or structure to be erected or used, the loading facilities required to be provided and maintained pursuant to the preceeding paragraph shall be determined either on

the basis of the total number of dwelling units, if the aforesaid Table 1 applies or, if one of the aforesaid Tables 2, 3, 4, 5, 6, 7 or 8 applies, on the basis of the aggregate total floor area to be erected or used for the particular purposes.

(4) Where a building or structure, or one or more portions thereof, is to be erected or used for more than one of the purposes listed in the column of Schedule 1 entitled "Type of Use" and more than one of Tables 2 to 8, inclusive, shown on the aforesaid Schedule 1 applies, the loading facilities required to be provided and maintained pursuant to paragraph (2) shall be determined on the basis of the aggregate total floor area to be erected or used for the particular purposes to which each of the aforesaid Tables 2, 3, 4, 5, 6, 7 and 8, respectively, apply, provided that

(a) the minimum number of loading spaces - type A to be provided and maintained for the building or structure to be erected or used in respect of the purposes concerning which the aforesaid Tables 3 and 6 apply shall be the greater of the number of loading spaces - type A determined by the application of the aforesaid Tables 3 and 6 or, if each number of loading spaces - type A determined by the application of the aforesaid Tables 3 and 6 is the same, the minimum number of loading spaces - type A to be provided and maintained for such building or structure shall be equal to the number of loading spaces - type A that would obtain on the application of one only of the aforesaid Tables 3 and 6;

(b) the minimum number of loading spaces - type B to be provided and maintained for the building or structure to be erected or used in respect of the purposes concerning which more than one of the aforesaid Tables 2, 3, 5 or 6 apply shall be the greater of the number of loading spaces - type B determined by the individual application of the aforesaid Tables 2, 3, 5 or 6 or, if each number of loading spaces - type B determined by the application of the aforesaid Tables 2, 3, 5 or 6 is the same, the minimum number of loading spaces - type B to be provided and maintained for such building or structure shall be equal to the number of loading spaces - type B that would obtain on

the application of one only of the aforesaid Tables 2, 3, 5 or 6;

(c) the minimum number of loading spaces - type C to be provided and maintained for the building or structure to be erected or used in respect of the purposes concerning which more than one of the aforesaid Tables 2, 3 or 6 apply, shall be the greater of the number of loading spaces - type C determined by the application of the aforesaid Tables 2, 3 or 6 or, if each number of loading spaces - type C determined by the application of the aforesaid Tables 2, 3 or 6 is the same, the minimum number of loading spaces - type C to be provided and maintained for such building or structure shall be equal to the number of loading spaces - type C that would obtain on the application of one only of the aforesaid Tables 2, 3 or 6;

provided further that where any one or more of the aforesaid Tables 4, 7 or 8 applies in respect of a purpose or purposes for the building or structure to be erected or used, the minimum number of loading spaces - type A and loading spaces - type B and the minimum number of loading areas required as prescribed in one or more of such Tables shall be provided and maintained in addition to the provision and maintenance of the loading spaces required by sub-paragraphs (a), (b) and (c) of this paragraph.

(5) Notwithstanding paragraphs (2), (3) and (4), in a case where this subsection requires in respect of the portion of a mixed-use building to be erected or used for non-residential purposes that one or more loading spaces - type A or loading spaces - type B shall be provided and maintained and such building also contains 30 or more dwelling units, the loading space - type G required in respect of such dwelling units shall be deemed to be satisfied by the provision and maintenance of at least one loading space - type A or one loading space - type B in respect of the portion of the building to be erected or used for non-residential purposes, provided that such loading space - type A or loading space - type B is constructed as a loading space - type G.

(6) None of the provisions of this subsection shall apply to require the owner or occupant of a building or structure lawfully erected prior to (the date of passing of this by-law), or which may be lawfully erected pursuant to a building permit issued prior to such date, to provide loading facilities in

respect of the use of the building for a purpose which is different from the use of the building prior to such date, provided

(i) the first storey of the building at, above or below grade on the aforesaid date occupied or could have occupied pursuant to the aforesaid permit more than 75 per cent of the area of the lot; and

(ii) the loading facilities, including the minimum vertical clearances appurtenant thereto, legally required or actually provided or to be provided pursuant to the aforesaid permit (whichever is the greater) in respect of the building or structure before the change in use or erection of the addition, as the case may be, is maintained.

(7) Where land, buildings or structures are to be erected or used for a purpose (the "subordinate purpose") which is normally incidental, subordinate and devoted to another purpose (the "principal purpose") for which such lands, buildings or structures are to be erected or used, the subordinate purpose shall be deemed to be part of the principal purpose."

5. Paragraphs (a) and (b) of subsection (25) of Section 4 of the aforesaid By-law No. 20623, as added thereto by By-law No. 389-81, as amended, is amended by deleting the words and figures "subsections (13) and (14)" wherever they occur and by substituting therefor the words and figures and punctuation "subsections (13), (13a), (14), (14a) or (14b)".

6. Section 2 of the aforesaid By-law No. 20623 is amended

(i) by re-lettering subsection (4C) as subsection (4D) and by inserting subsection (4C), as follows:

'(4C) "assisted housing", as used in subsection (13a) of Section 4, means dwelling units which the owner of the lot agrees with The Corporation of the City of Toronto pursuant to Section 5 of The City of Toronto Act, 1975 (No. 2), as amended from time to time, to provide for the purposes of an assisted housing program;'

(ii) by inserting after subsection (5) subsection (5A), as follows:

'(5A) "bachelor dwelling unit" means a "dwelling unit" which contains only one habitable room;'

(iii) by inserting after subsection (7A) subsection (7B), as follows:

'(7B) "bedroom" means a habitable room larger than 7 square metres, but does not include a living room, dining room or kitchen;'

(iv) by inserting after subsection (63) subsections (63A), (63B), (63C) and (63D), as follows:

'(63A) "loading space - type A" means a loading space with a length of at least 17.0 metres, a width of at least 3.5 metres and a vertical clearance of at least 4.3 metres;'

'(63B) "loading space - type B" means a loading space with a length of at least 11.0 metres, a width of at least 3.5 metres and a vertical clearance of at least 4.0 metres';

'(63C) "loading space - type C" means a loading space with a length of at least 6.0 metres, a width of at least 3.5 metres and a vertical clearance of at least 3.0 metres, and

(a) is located at grade and situated so that it serves an entrance to the building erected or to be erected on the lot and is readily accessible via a driveway or laneway with a minimum vertical clearance of 3.0 metres connecting with a street abutting the lot on which the building or structure is located, or

(b) is located in the basement of such building on the first level below grade and situated so that it serves an elevator or similar lifting device serving the building and is readily accessible via a ramp, driveway or laneway with a minimum vertical clearance of 3.0 metres connecting with a street abutting the lot on which the building or structure is located;'

'(63D) "loading space - type G" means a loading space - type A or loading space - type B except:

(a) in the case of a loading space - type B the overall length of the space is at least 13.0 m;

(b) in either case, the loading space has a vertical clearance of at least 6.0 m over at least the first 6.0 m of the loading space measured from the end of the loading space opposite the entrance to it, and a vertical clearance of at least 4.3 m over the balance of the loading space;

(c) the floor of at least the first 2.0 m of the loading space measured from the end of the loading space, opposite the entrance to it, is constructed of concrete and has a slope not exceeding 2 per centum (1 cm in 50 cm);'

(v) by re-numbering subsection (69A) as (69B) and inserting subsection (69A), as follows:

'(69A) "medical/dental office" means a building or portion thereof, other than a private residence, that is used for the offices of one or more practicing physicians, surgeons, dentists or other qualified medical practitioners or by one or more licenced chiropractors or osteopaths;'

(vi) by re-numbering subsection (79A) as (79B) and inserting subsection (79A), as follows:

'(79A) "net floor area" means the total floor area exclusive of elevator shafts, stairs, ground floor lobbies, public pedestrian corridors and public washrooms;'

(vii) by inserting after subsection (93) subsection (93A), as follows:

'(93A) "place of assembly" means a theatre or concert hall, an auditorium, an arena, a stadium, an athletic field, or other premises of like nature designed for entertainment or amusement, but does not include a church'.

(viii) by renumbering subsection (128B) as (128C) and by inserting subsection (128B), as follows:

'(128B)"total floor area" means, the aggregate of the areas of each floor of a building or structure above and below grade used for the purpose of a particular use, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, or measured between such exterior faces and the centre line of any interior

wall or projection thereof which separates such use from another use, exclusive of the following areas:

1. any room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical or telecommunications equipment, which services the building;

2. any part of the building or structure below grade which is used for storage or other accessory use; and

3. any part of the building or structure used for parking facilities or loading facilities.'

7. Subject to subsection (26) of Section 39 of the Planning Act, this By-law shall not come into force without the approval of the Ontario Municipal Board.

DRAFT BY-LAW (2)

No. A BY-LAW

To repeal By-law No. 241-79 respecting parking facilities in the Central Area.

(Passed , 1983.)

The Council of The Corporation of the City of Toronto enacts as follows:

1. By-law No. 241-79, being "A By-law To amend By-law No. 20623 to require the provision and maintenance of parking facilities on certain lands in the Central Area", as amended by By-laws Nos. 26-80, 46-80, 336-80, 524-80, 547-80, 105-81, 420-81, 90-82, 98-82, 336-82 and 711-82, and By-laws Nos. 26-80, 46-80, 336-80, 524-80, 547-80, 105-81, 420-81, 90-82, 98-82, 336-82 and 711-82, are hereby repealed.

DRAFT BY-LAW (3)

No. A BY-LAW

To amend By-law No. 242-79 respecting the provision and maintenance of loading facilities for office buildings within the Central Area.

(Passed , 1983.)

The Council of The Corporation of the City of Toronto enacts as follows:

1. By-law No. 242-79, being "A By-law To amend By-law No. 20623 to require the provision and maintenance of loading facilities for office buildings erected or used in certain lands within the Central Area", is amended by deleting clause (c) from subsection (14a) set forth in Section 1 of the aforesaid By-law No. 242-79 and by substituting therefor the following:

"(c) this subsection applies to the following properties:

(list of properties to be prepared by Commissioner of Buildings and Inspections to be inserted)"